

Further Submission on the Proposed Queenstown Lakes District Plan (Stage 3) - General Industrial

Pursuant to Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Address: Sent via email to: services@qldc.govt.nz; pdpsubmission@qldc.govt.nz

Name of Submitter: J C Breen Family Trust (**Further Submitter**)

About the Submitter: In accordance with Clause 8(1) of Schedule 1 of RMA 1991, the Further Submitter is:

1. A person who has an interest in the proposed plan that is greater than the interest that the general public has:
 - a. J C Breen Family Trust owns the land at 92 Ballantyne Road, Wanaka. The legal description is Lot 2 DP 26235, held in Record of Title OT18B/273 and shown in **Figure 1**;
 - b. The Breen Construction Company operate their construction business as tenants from 92 Ballantyne Road;
 - c. The Further Submitter's land is within the General Industrial Zone in the notified version of Stage 3 of the QLDC Proposed District Plan Review.
 - d. The submissions identified below directly affect the Further Submitter's land, or its interests in land and therefore has an interest greater than the general public has.

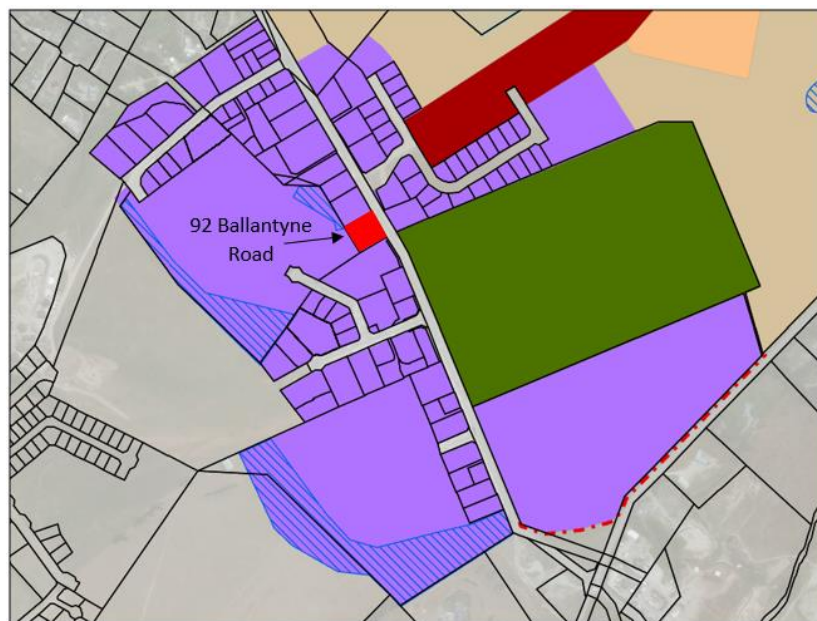


Figure 1- The Submitter's Site Location as shown on the Proposed District Plan Map, Stage 3

Trade Competition: The Further Submitter cannot gain an advantage in trade competition through this submission.

Submission and Decisions

Sought: The proposed district plan provisions this submission relates to, and the decisions sought, are as set out in the attached analysis and table.

Address for Service: J C Breen Family Trust

C/- Jo Fyfe at John Edmonds and Associates

Email: jo.fyfe@jea.co.nz

Phone: 022 158 8509

Date: 18 February 2020

Further Submission: This is a further submission in support of / in opposition to the Stage 3 Proposed District Plan submissions set out in the table below.

Submission (number/name)	Support/Oppose	Provision(s)	Reasons	Decisions Sought
#3128 Tussock Rise Limited	Support in part	General Industrial Zone and Business Mixed Use	The submission is supported insofar as it seeks rezoning to Business Mixed Use, however, to protect against reverse sensitivity, suggest restrictions on visitor accommodation and residential use where the zone adjoins General Industrial Zone.	Insofar as the submission supports rezoning from General Industrial Zone to Business Mixed Use, the submission be allowed.
#3130 Bright Sky Land Limited	Support	General Industrial Zone and Business Mixed Use	The submission is supported insofar as it seeks rezoning to Business Mixed Use, however, to protect against reverse sensitivity, suggest restrictions on visitor accommodation and residential use where the zone adjoins General Industrial Zone.	Insofar as the submission supports rezoning from General Industrial Zone to Business Mixed Use, the submission be allowed.
#3147 Tekoa House Limited	Support	General Industrial Zone and Business Mixed Use	The submission is supported insofar as it seeks rezoning to Business Mixed Use, however, to protect against reverse sensitivity, suggest restrictions on visitor accommodation and residential use where the zone adjoins General Industrial Zone.	Insofar as the submission supports rezoning from General Industrial Zone to Business Mixed Use, the submission be allowed.
#3161 Alpine Estates Ltd	Support	General Industrial Zone and Business Mixed Use	The submission is supported insofar as it seeks rezoning to Business Mixed Use, however, to protect against reverse sensitivity, suggest restrictions on visitor accommodation and residential use where the zone adjoins General Industrial Zone.	Insofar as the submission supports rezoning from General Industrial Zone to Business Mixed Use, the submission be allowed.
#3165 Orchard Road Holdings Limited	Support in part Oppose in part	General Industrial Zone	The submission is supported insofar as it seeks trade suppliers are permitted; and that buildings are controlled. The	Insofar as the submission supports the relaxing of provisions the submission be allowed.

			submission is opposed insofar as it is seeking large format retail, office, retail and commercial activities to be non-complying.	Insofar as the submission seeks a non-complying activity status for large format retail, office, retail and commercial activities the submission be disallowed.
#3201 Willowridge Developments Limited	Support in part Oppose in part	General Industrial Zone	The submission is supported insofar as it seeks trade suppliers are permitted; and that buildings are controlled. The submission is opposed insofar as it is seeking large format retail, office, retail and commercial activities to be non-complying.	Insofar as the submission supports the relaxing of provisions the submission be allowed. Insofar as the submission seeks a non-complying activity status for large format retail, office, retail and commercial activities the submission be disallowed.
#3270 Upper Clutha Transport Limited	Support	General Industrial Zone	The submission is supported insofar as it seeks to relax the provisions and status for trade suppliers in the General Industrial Zone.	Insofar as the submission supports the relaxing of provisions for trade suppliers, the submission be allowed.
#3283 Nigel Perkins	Support	General Industrial Zone and Business Mixed Use	The submission is supported insofar as it seeks rezoning to Business Mixed Use, however, to protect against reverse sensitivity, suggest restrictions on visitor accommodation and residential use where the zone adjoins General Industrial Zone.	Insofar as the submission supports rezoning from General Industrial Zone to Business Mixed Use, the submission be allowed.
#3234 The Breen Construction Company Ltd	Support	General Industrial Zone	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.
#3235 J C Breen Family Trust	Support	General Industrial Zone	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.

#3266 Alpine Nominees Ltd	Support	General Zone	Industrial	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.
#3286 86 Ballantyne Road Partnership	Support	General Zone	Industrial	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.
#3298 NPR Trading Limited	Support	General Zone	Industrial	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.
#3300 Ben and Hamish Acland	Support	General Zone	Industrial	The submission is supported insofar as it seeks to enable office, commercial and retail use in the proposed General Industrial Zone.	Insofar as the submission supports enabling provisions in the General Industrial Zone for offices, commercial and retail uses that are not ancillary to industrial use.

Reasons for the submission:

1. Without limiting the reasons listed in the Table above, the Submitter supports proposals to rezone the area to the west of Ballantyne Road as Business Mixed Use Zone (with some restriction on residential and visitor accommodation use adjacent to Industrial Use for reverse sensitivity reasons).
2. A variation of General Industrial Zone to allow for ancillary office and commercial activities or Business Mixed Use Zone will provide for the most efficient and effective use of the land along Ballantyne Road.
3. This will provide flexibility for existing uses and smaller lot sizes for a range of light-industrial, office and commercial businesses. This kind of zoning is currently lacking in Wanaka and would make the most economically efficient use of the area while providing for positive street-engagement on an arterial route in and out of Wanaka.

The Further Submitter wishes to be heard in support of its submission.

If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

Submission served on:

Submission Number	Submitter	Email
#3128	Tussock Rise Limited	blair@vivianespie.co.nz
#3130	Bright Sky Land Limited	blair@vivianespie.co.nz
#3147	Tekoa House Limited	mikebarton@xtra.co.nz

#3161	Alpine Estates Limited	blair@vivianespie.co.nz
#3165	Orchard Road Holdings Limited	alison@willowridge.co.nz
#3201	Willowridge Developments Limited	alison@willowridge.co.nz
#3270	Upper Clutha Transport Limited	scott@edgarplanning.co.nz
#3283	Nigel Perkins	nigel.wanaka@gmail.com
#3234	The Breen Construction Company Limited	jo.fyfe@jea.co.nz
#3235	J C Breen Family Trust	jo.fyfe@jea.co.nz
#3266	Alpine Nominees Limited	jo.fyfe@jea.co.nz
#3286	86 Ballantyne Road Partnership	jo.fyfe@jea.co.nz
#3298	NPR Trading Limited	jo.fyfe@jea.co.nz
#3300	Ben and Hamish Acland	jo.fyfe@jea.co.nz